

Date : _____

ALLOTMENT LETTERTo,

Flat/Shop No. _____, having RERA Carpet Area admeasuring _____ **sq. meters** of unit no. _____ **on** _____ **floor** of the scheme known as "**KESHAR KADAM**" along with the undivided proportionate share of _____ sq. mtrs. in the land underneath the said Project together with proportionate share in the common amenities and facilities in the said Project (Hereinafter referred to as "Said Unit"), constructed on the Non Agricultural land bearing Final Plot No. 13/3 [allotted in lieu of Survey No. 285/3] admeasuring 2346 Sq.Mtrs. of Town Planning Scheme No. 39 (Thaltej), situated, lying and being at Mouje Village Sim of Thaltej Taluka : Ghatlodiya, District of Ahmedabad, has been allotted to you subject to below referred terms and conditions.

The aforesaid land bounded by :

East : Avadh Scheme
West : F P No. 13/2
North : 18 Mts Road and Railway Line
South : F.P. No. 11

The said Unit bounded by :

East :
West :
North :
South :

The basic cost of the said Unit allotted to you is Rs. _____/- (Rupees _____ Only).

Keshar Developers has got the project registered under the provisions of the Real Estate (Regulation and Development) Act, 2016, hereinafter referred to as "the Act", with the Real Estate Regulatory Authority at Gandhinagar vide Registered No. _____, dtd. _____. 20__;

That **Keshar Developers** shall execute Registered Agreement to Sale in favour of the Allottee upon receipt of 10% of the Basic Cost.

The other charges like Maintenance Deposits, Maintenance Charges, Electricity Charges, Legal Charges, Service Tax / GST, Stamp Duty, Registration Charges, Advocate Fees etc. or any other Government levies shall be payable by you in addition to the basic cost of the said unit.

Keshar Developers shall be entitled to cancel this Allotment as well to forfeit the amounts so paid by you at its sole discretion in case of any breach or non-compliance has been committed by you and not cured even after intimation given by us.

Ownership rights shall be transferred only upon the execution of full and final Registered Deed of Conveyance / Sale Deed in your favour. Rights under this Allotment Letter are non-transferable without the prior written consent of **Keshar Developers**.

For, Keshar Developers

Proprietor
Jatinkumar Gordhanbhai Patel

I / We admit, accept and acknowledge.

(Member/s)